



Delray Beach Housing Authority

REGULAR BOARD MEETING

JULY 15, 2010

MINUTES

I. CALL TO ORDER

Meeting called to order at 8:49 a.m..

II. ROLL CALL

Joseph Hepp – Present

Christel Silver – Present

Choli Aronson – Present

Sylvia Morris – Absent

Sandra Owens – Absent

Shelly Petrolia – Present

Shelly Weil - Present

III. APPROVAL OF AGENDA

A motion to approve the agenda was made by Vice Chairman Silver. Motion seconded by Commissioner Weil. All in favor. Motion passed.

IV. APPROVAL OF THE MINUTES

A motion to approve the minutes of June 24, 2010 and May 20, 2010 was made by Commissioner Petrolia. Motion seconded by Commissioner Weil. All in favor. Motion passed.

V. RECOGNITION OF VISITORS

Michael Hartman – Roundstone Development

Clifford Wright – Wave Guide Comm

Jack Ullrich – Klewin Const, Inc

Tylar Klewin – Klewin Const, Inc

Chuck Halberg – Stuart & Shelby

Dr. Vic Kirson – Activist

Chuck Ridley – Resident

Mayer S. Abbo – Prime Investors

VI. PUBLIC COMMENTARY

Chuck Ridley – Mr. Ridley stated that once the DBHA has identified a Developer to please host a community meeting notifying the community of the selection.

Dr. Kirson – Dr. Kirson stated he did not understand how three Commissioners were not present when making such a big decision. (Commissioner Aronson arrived after Public Commentary).

Clifford Wright – Mr. Wright stated he hopes whoever is selected, considers his company as a contractor.

VII. CONSENT

A motion to approve consent agenda was made by Vice Chairman Silver. Motion seconded by Commissioner Petrolia. All in favor. Motion passed.

VIII. CORRESPONDENCE

- NAHRO Newsletter
- NAHRO 2010 Summer Conference Newsletter
- Journal of Housing & Community Development

IX. NEW BUISNESS

Resolution 2010-05 Ratifying a Memorandum of Understanding Supporting the Treasure Coast and Florida Regional Planning Councils in their Effort to Prepare a Joint Application for Grant Funds under the Federal Sustainable Communities Initiative (SCI) and Establishing a Working Partnership between Appropriate Water Resources, Housing, Environmental and Transportation Agencies, Local Government and Private Sector Organizations.

The CEO noted that this is a three year planning grant if HUD accepts the plan and will benefit mainly the Planning Councils. However the Plan that is developed as a result of the grant (if successful) will benefit the Southeast Florida Region. There may be some funding available further down the road. The Development Officer noted that there are some good plans that are already in place. However it is too early in the process to know exactly what will come out of the whole plan. Staff recommended approval of Resolution 2010-05. A motion to approve Resolution 2010-05 was made by Commissioner Petrolia. Motion seconded by Vice Chairman Silver. All in favor. Motion passed.

X. OLD BUISNESS

Selection of the Developer for the Redevelopment of Carver Estates

Due to the large impact the Board's decision may have on the Community, Chairman Hepp recommended that the Board narrow its decision to their two finalists then schedule a date for the Developers to come back individually. This process would allow for specific questions and specific answers. The CEO noted though the DBHA does not want to rush into making a decision, however, time is of essence. Various funding opportunities such as the Hope IV Initiative will be coming up in the fall and the tax credit process begins in February. The CEO reminded the Board that once the DBHA has indentified a Developer there is still the process of negotiating an

agreement. The Attorney noted that previously the DBHA had given the land (their only asset), and this time needed to be more cautious including timeframes to begin the process. The Attorney recommended that the DBHA perform background checks on all principles. The CEO stated that integrity is key.

Commissioner Weil made a motion to select two developers and then meet to discuss those two. Motion seconded by Vice Chairman Silver. All in favor. Motion passed.

The CEO noted that the Shortlist Committee evaluated each proposal prior to each firm's presentation, the results were not presented at that time because short listing was not performed. Commissioner Aronson explained the Evaluation Criteria, the line item for The Deal and Fee Structure though only worth 20 points had a big impact on the committees review due to what would be required from the DBHA. Commissioner Aronson noted some of the presentations were much more flexible then the proposals and advised the Board to keep that in mind when moving forward. The outcome of the Shortlist Committee's review was as follows.

- 1- Roundstone
- 2- Carlisle
- 3- Delray Developers
- 4- Prime Developers

The CEO noted that Roundstone would allow the DBHA to remain as owner of the land. The CEO asked the Board to be mindful of the importance of the DEAL, which is what will the DBHA get from the actual Deal. The CEO stated she would like to hear the selected developer's willingness to negotiate with local contractors. These are the types of questions the DBHA would like answers to at the Developers Interview. A motion to bring back Roundstone and Carlisle for a second round of questions and comments was made by Commissioner Aronson. Motion seconded by Vice Chairman Silver. All in favor. Motion passed.

Due to some Commissioners not being in agreement with the above two selections the Board further discussed their options. The Attorney stated that one of the things the DBHA has done, is involve the community in the design of this project. The Attorney asked the Board to be mindful that three of the developers stuck to the DBHA's original idea, which was the idea that resulted from the Strategic Planning Session. There was one developer who did not keep the community's vision in mind (Delray Developers). The Attorney reminded the Board that the community will be very involved with this project and that the DBHA will need the support of the community as it moves forward with this project. The Attorney also

pointed out that the focus should be financing and the DEAL. The design should not be a battle. The Attorney noted that making an award of a contract is not a contract. The DBHA may condition the award in that the Authority and the selected company must come up with a Joint Development Agreement that meets the approval of the Board within a designated amount of time. If at the end of the time given or if an agreement cannot be reached then the award will automatically cancel. The Development Officer noted that it is very important for the Board to rank the developers, because when looking at the award and going through the negotiations in the event it doesn't work out, the DBHA would be able to say "go to the next developer," otherwise the DBHA would have to go back to the RFP process. The Attorney reminded the Board to keep in mind of what the proposal for each developer actually reflected, because that is what truly counts. That is what will bind the developer as the DBHA moves forward. At this time all Commissioners agreed to rank each developer.

<u>Chairman Hepp</u>	<u>Vice Chairman Silver</u>	<u>Commissioner Petrolia</u>
1- Roundstone	1- Roundstone	1- Roundstone
2- Delray Developers	2- Carlisle	2- Delray Developers
3- Carlisle	3- Delray Developers	3- Carlisle
4- Prime	4- Prime	4- Prime
<u>Commissioner Weil</u>	<u>Commissioner Aronson</u>	<u>BOARD'S RANKING OUTCOME</u>
1- Delray Developers	1- Roundstone	1- Roundstone = 7 pts
2- Prime	2- Carlisle	2- Delray Developers = 11pts
3- Roundstone	3- Delray Developers	3- Carlisle = 14 pts
4- Carlisle	4- Prime	4- Prime = 18 pts

A motion to amend the motion to bring in Roundstone and Delray Developers for a Developers interview was made by Commissioner Aronson. Amended motion seconded by Vice Chairman Silver. All in favor. Motion passed.

A motion to approve the ranking as is was made by Vice Chairman Silver. Motion seconded by Commissioner Petrolia. All in favor. Motion passed.

Commissioner Aronson recommended that the Board select a Short Committee regarding financing for the Developers Interview. Chairman Hepp recommended that all Commissioners prepare questions for staff to address at the developers interview. The Short Committee will consist of Chairman Hepp, The CEO, and the Development

Officer. The Attorney will also be present to meet with the developers. The Short Committee will recommend who the Board should elect as the developer, staff will provide a summary of the answers at the next scheduled Board Meeting. A motion to have a Short Selection Committee that will consist of the CEO, the Development Officer, the Chairman, and the Attorney was made by Vice Chairman Silver. Motion seconded by Commissioner Petrolia. All in favor. Motion passed.

It was noted that the Board would submit their questions to staff by July 21, 2010. The Developers Interview was scheduled for Tuesday August 10, 2010, the time will be assigned at a later date.

XI. COMMENTS

A. President/CEO

The CEO notified the Board that Nina Levine-Administrative Assistant is still not Well, and has not been able to return to work. The CEO informed the Board that The Agency is trying to assist with other options.

The CEO reminded the Board the Board that the DHG needed to vote for a Chairperson at the next scheduled quarterly meeting. The CEO thanked the Board for their dedication and commitment to the Authority.

B. Attorney

C. Commissioners

XII. ADJOURNMENT

Meeting adjourned at 10:00 a.m.